



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

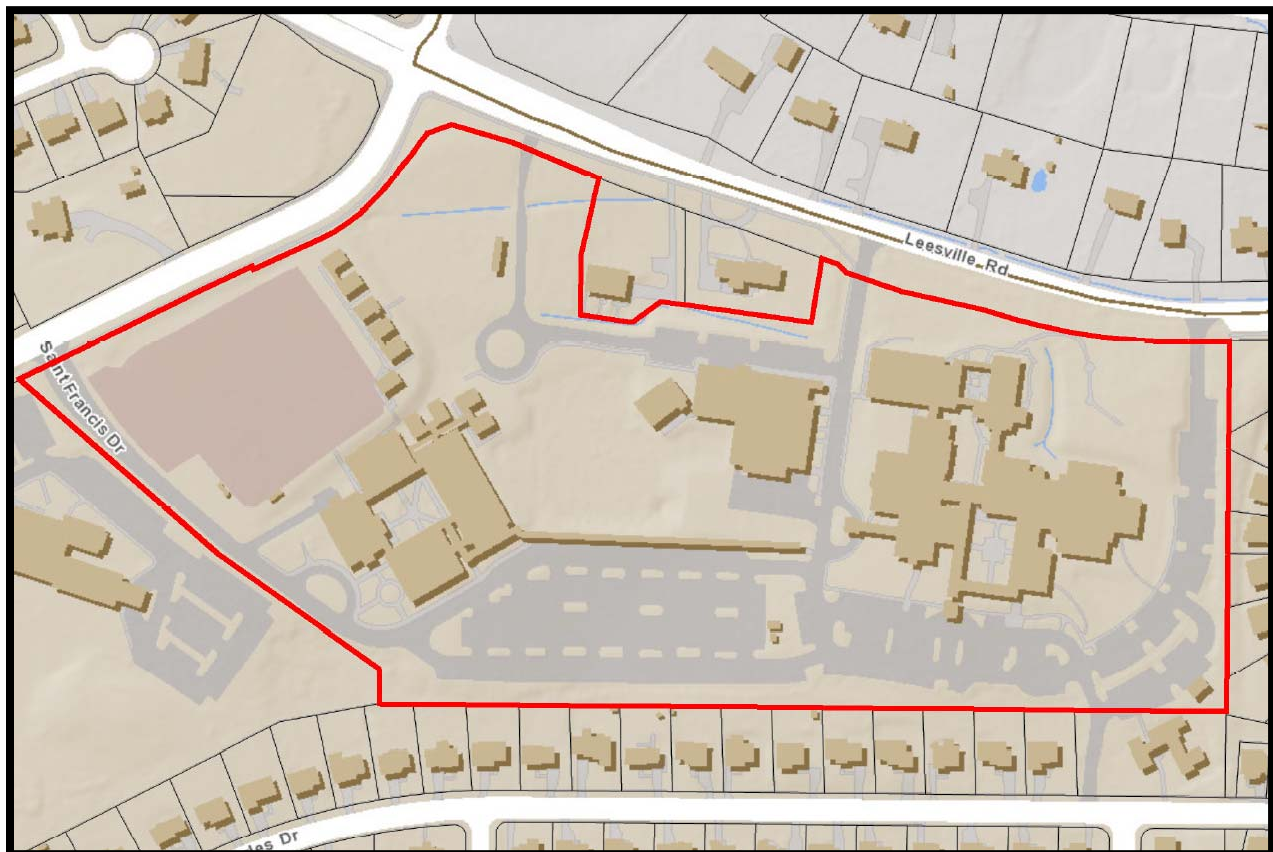
Case File: A-129-16

Property Address: 11401 Leesville Road

Property Owner: The Roman Catholic Diocese of Raleigh

Project Contact: Randy Goodfred

Nature of Case: A request for a 2.5' height variance and a 23.7 square foot maximum copy area variance from the tract identification sign standards of Section 7.3.11 of the Unified Development Ordinance that results in a tract identification sign that is 8.6' tall and contains 39.7 square feet of copy area on a 26.25 acre site zoned Residential-4 and located at 11401 Leesville Road.

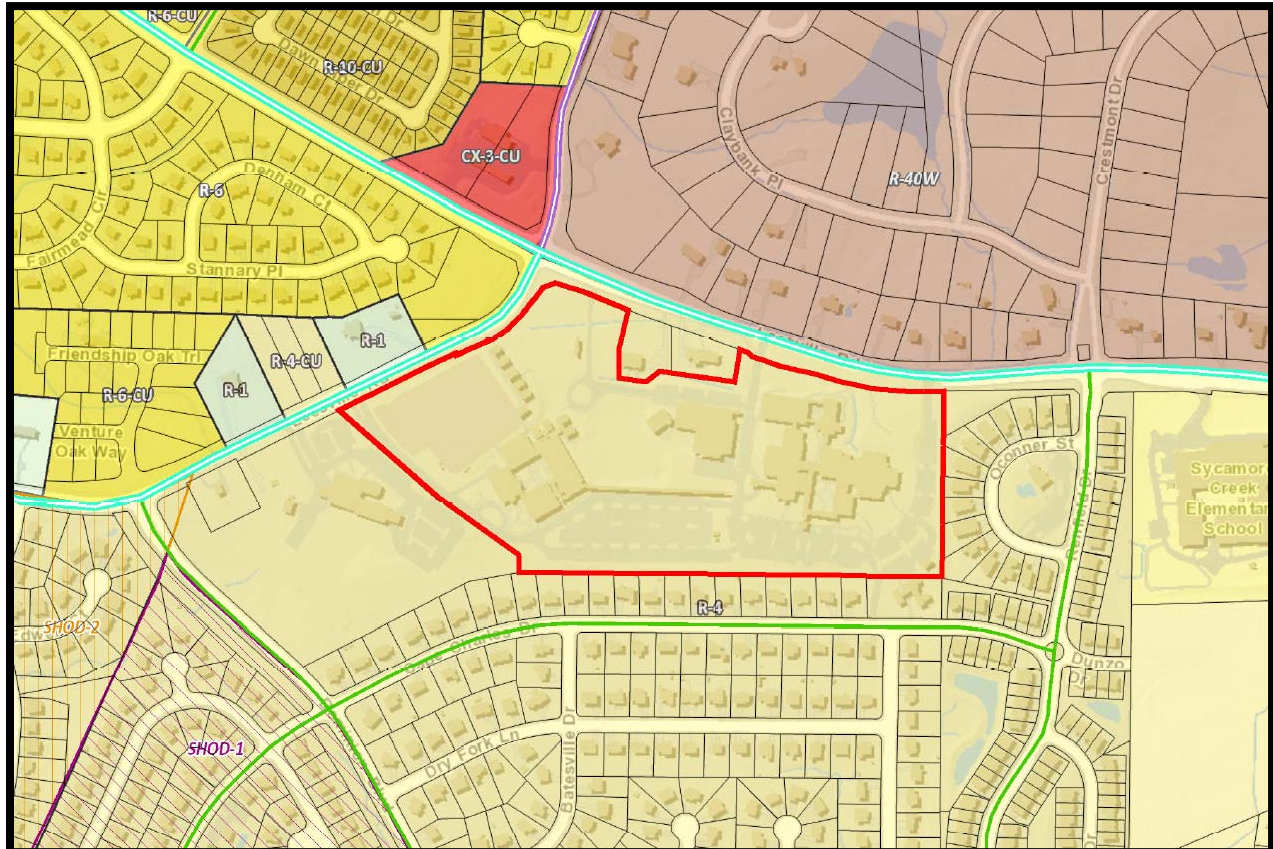


11401 Leesville Road – Location Map

To BOA: 12-12-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



11401 Leesville Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Section 7.3.11. Tract Identification Signs

A. Description

A freestanding ground sign identifying entry to a residential, commercial, or mixed development or a nonresidential establishment in a residential district. A sign permit is required for a tract identification sign.

B. Size

1. Copy area (max) 16 SF
2. Copy height (max) 3.5'
3. Sign area (max) 160 SF
4. Sign height (max) 6'

C. Location

1. Number of signs per street frontage (max) 1
2. Site with more than 400 feet in street frontage 1 additional sign per frontage.
3. ROW Encroachment Allowed with City Council approval.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (If more space is needed, submit addendum on separate sheet):</p> <p>This request is to allow St. Francis of Assisi to implement a sign on Leesville road that is taller then the ordinance allows so it can be seen over the water main hot box and to allow the sign to be larger to be readable from the distance needed to switch lanes, slow and make the turn. See attachment for more.</p>	<p>Transaction Number</p> <p>A-129-16</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION		
Property Address 11401 Leesville Road, Raleigh NC 27613		Date Nov. 7, 2016
Property PIN 0778790465	Current Zoning R4	
Nearest Intersection Leesville Road & Hickory Grove Church Road		Property size (in acres) 26.25
Property Owner Roman Catholic Diocese of Raleigh	Phone 919.821.9700	Fax
Owner's Mailing Address 7200 Stonehenge Drive, Raleigh	Email contact@raldioc.org	
Project Contact Person Randy Goodfred, Poblocki Signs	Phone 919.354.3803	Fax
Contact Person's Mailing Address 201 Kitty Hawk Drive Mor	Email rgoodfred@poblocki.com	
Property Owner Signature <i>Russell Elmayan, CAO</i>	Email russ.elmayan@raldioc.org	
Notary Sworn and subscribed before me this <u>8th</u> day of <u>NOVEMBER</u> , 20 <u>16</u>	Notary Signature and Seal <i>Stefanie T. Flanagan</i> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">STEFANIE T FLANAGAN NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 9-22-2021</div>	

Adjacent Property Owners

0778790465
ROMAN CATHOLIC DIOCESE
% F JOSEPH GOSSMAN BISHOP
300 CENTENNIAL PKWY
RALEIGH NC 27606-2108

0778598777
BECK, TRACY BECK, COURTNEY
11616 LEESVILLE RD
RALEIGH NC 27613-8302

0778599199
MICHAEL F BURBIDGE, BISHOP OF THE
ROMAN CATHOLIC D...
7200 STONEHENGE DR
RALEIGH NC 27613-1620

0778599748
MINOWICZ, ROBERT S JR
11612 LEESVILLE RD
RALEIGH NC 27613-8302

0778690891
WICKLINE, TERRANCE R
4508 YADKIN DR
RALEIGH NC 27609-5569

0778693804
HARRINGTON GROVE COMMUNITY
ASSOCIATION INC
CHARLESTON MANAGEMENT
PO BOX 97243
RALEIGH NC 27624-7243

0778693963
HARRINGTON GROVE COMMUNITY ASSO
INC
CHARLESTON MANAGEMENT
PO BOX 97243
RALEIGH NC 27624-7243

0778695030
ODANDO, GABRIEL O STRINGFELLOW,
SHILIKA A
6408 CAPE CHARLES DR
RALEIGH NC 27617-7641

0778696001
WEAVER, LEE
6404 CAPE CHARLES DR
RALEIGH NC 27617-7641

0778696082
NGUYEN, HOANG
6400 CAPE CHARLES DR
RALEIGH NC 27617-7641

0778697062
EDWARDS, RHONDA L
6348 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778698042
MOROCHNICK, ALLISON
6344 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778699030
SALMEN, SARA M
6340 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778699890
ROMAN CATHOLIC DIOCESE
% F JOSEPH GOSSMAN BISHOP
300 CENTENNIAL PKWY
RALEIGH NC 27606-2108

0778781979
HERRERA, GONZALO HERRERA,
WILHEMINA
6328 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778782959
WHITAKER, RONALD WAYNE WHITAKER,
FRANCES JORDAN
6324 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778783939
RILEY, JOSHUA A RILEY, ANGELA L
6320 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778784929
HEALE, ROBERT MOORE, CAREY
6316 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778786959
BLACK, BETSY L
6304 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778788909
ROMAN CATHOLIC DIOCESE OF RALEIGH
GOSSMAN, F JOSEP...
7200 STONEHENGE DR
RALEIGH NC 27613-1620

0778789978
JACKSON, MARGARET W
6214 CAPE CHARLES DR
RALEIGH NC 27617-7637

0778790010
DYER, BRIAN D DYER, RUBY M
6336 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778790090
MILLER, KENT MILLER, BRYNNE
6332 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778791778
ROMAN CATHOLIC DIOCESE
% F JOSEPH GOSSMAN BISHOP
300 CENTENNIAL PKWY
RALEIGH NC 27606-2108

0778794090
HOLMES, STEVEN CRAIG
6312 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778794905
BENRUBE, SCOTT J BENRUBE, NANCY K
11416 LEESVILLE RD
RALEIGH NC 27613-5923

0778795070
STARR, IAN LERAY STARR, SUSAN
6308 CAPE CHARLES DR
RALEIGH NC 27617-7639

0778796911
GOODWIN, ROY Z GOODWIN, MARIAN C
11404 LEESVILLE RD
RALEIGH NC 27613-5923

0778797857
ARRINGTON, WARREN H JR
11400 LEESVILLE RD
RALEIGH NC 27613-5923

0778798864
PENA, MICHAEL PENNA, CARMEN
11312 LEESVILLE RD
RALEIGH NC 27613-5921

0778799873
RICHARDSON, DEBORAH M
11308 LEESVILLE RD
RALEIGH NC 27613-5921

0778880917
DOBO, SYLVIA M
12317 THE GATES DR
RALEIGH NC 27614-7322

0778890062
HARRINGTON POINTE TOWN HOME
OWNERS ASSN INC
2301 SUGAR BUSH RD STE 400
RALEIGH NC 27612-2957

0778890123
AUGUST, ERIC NEOS-AUGUST, SHERRY K
6211 OCONNER ST
RALEIGH NC 27617-8313

0778890180
KURELICH, MICHELE
6209 OCONNER ST
RALEIGH NC 27617-8313

0778890201
GOECKERMAN, RAY A GOECKERMAN,
DEBBIE K
6213 OCONNER ST
RALEIGH NC 27617-8313

0778890208
CHA, SOOKHEE
6215 OCONNER ST
RALEIGH NC 27617-8313

0778890304
IBRAHIM, MONGY M IBRAHIM, MERVAT E
6217 OCONNER ST
RALEIGH NC 27617-8313

0778890401
MANGER, WENDELIN F MANGER, JEAN M
6219 OCONNER ST
RALEIGH NC 27617-8313

0778890428
DAMICO, CHRISTOPHER DAMICO,
STEPHANIE
6221 OCONNER ST
RALEIGH NC 27617-8313

0778890582
GREEN, MICHAEL A
6223 OCONNER ST
RALEIGH NC 27617-8313

0778891604
HARRINGTON POINTE TOWN HOME
OWNERS ASSN INC
2301 SUGAR BUSH RD STE 400
RALEIGH NC 27612-2957

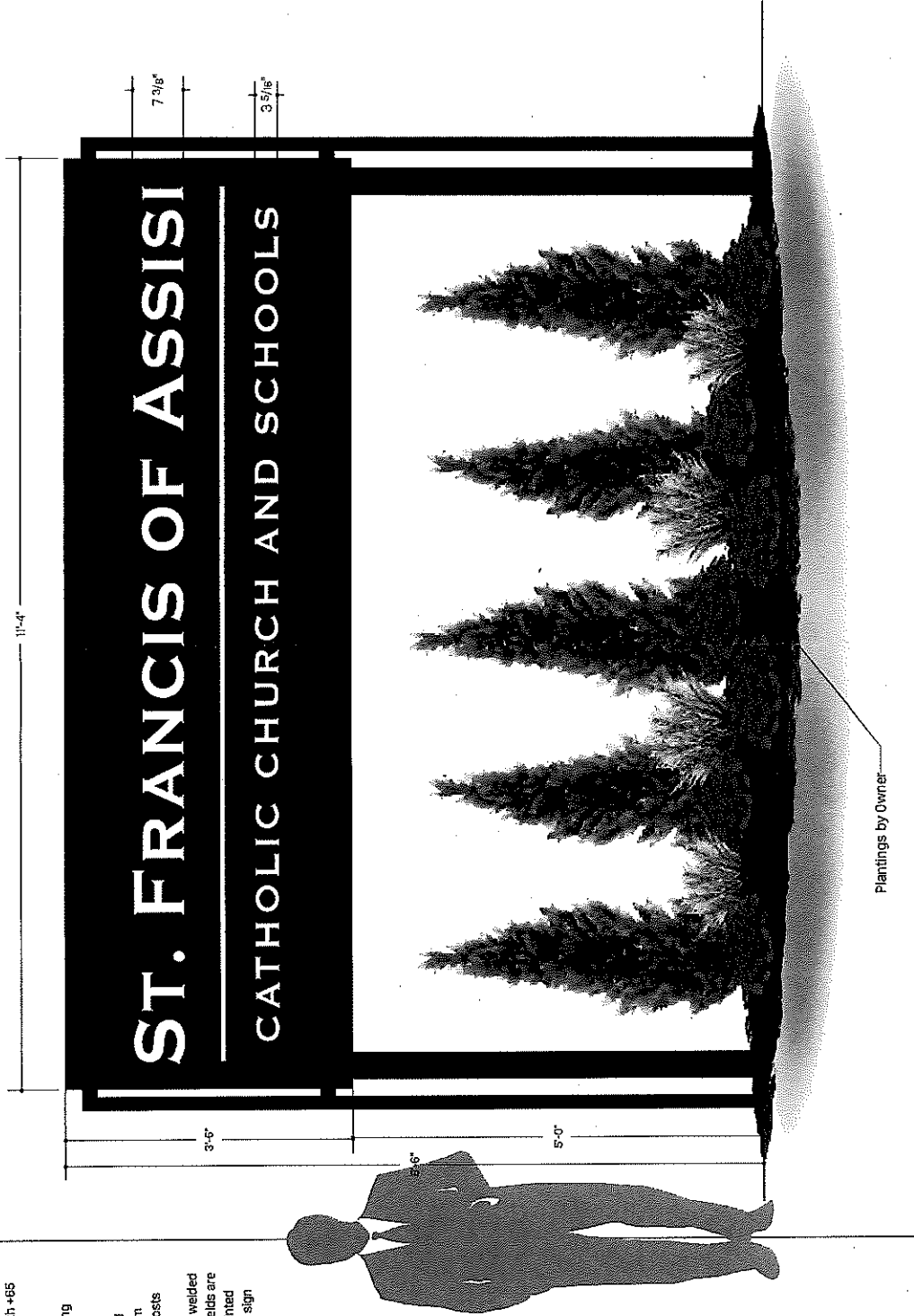
SIGN SPECIFICATIONS

(A) - GROUND SIGN
Material: Fabricated aluminum cabinet with router cut push through letters (flush) mounted to support posts that are made using extruded aluminum tubing. Internally illuminated with LEDs.
Graphics Method: Router cut letters out of the aluminum face. Backed with push through but flush to the face translucent white acrylic letters.
Letter Style: Top line - Copperplate Gothic Bold Regular, condensed 95% but with +65 tracking between letters.
Bottom line - Copperplate Regular, condensed 95% but with +100 tracking between letters.
Letter Color: Translucent white
Background Method: Surface painted
Background Color: SW6230 Rainstorm
Mounting: Mechanically to support posts that are made using standard sized extruded aluminum tubes. Tubes are welded together to form design shown, all welds are ground smooth and everything is painted SW2524 Woodsy Brown. Mounting of sign into ground TBD.

Requesting Variance on:

- Height Restriction (to be seen above water main hot box)
- Square Footage Restriction (to have large enough text to be read in time to switch lanes, slow down and safely make turn)

See next pages for details



201 Kety Road, Dr. Suite 100, Morrisville, NC 27560
919.354.2800 • www.poblocki.com

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Project

St. Francis of Assisi
Exterior System
St. Francis of Assisi
Raleigh, NC

Scale: 1/16" = 1'
Original Page Size: 11" x 17"

Notes

Revisions
REV DESCRIPTION BY DATE

Rev: Eric Bever
Drawn By: Bryan Knight

Sign Type

E1

Main Identification

PWD No. / Project No.: C-01
Dwg. Type: Sheet

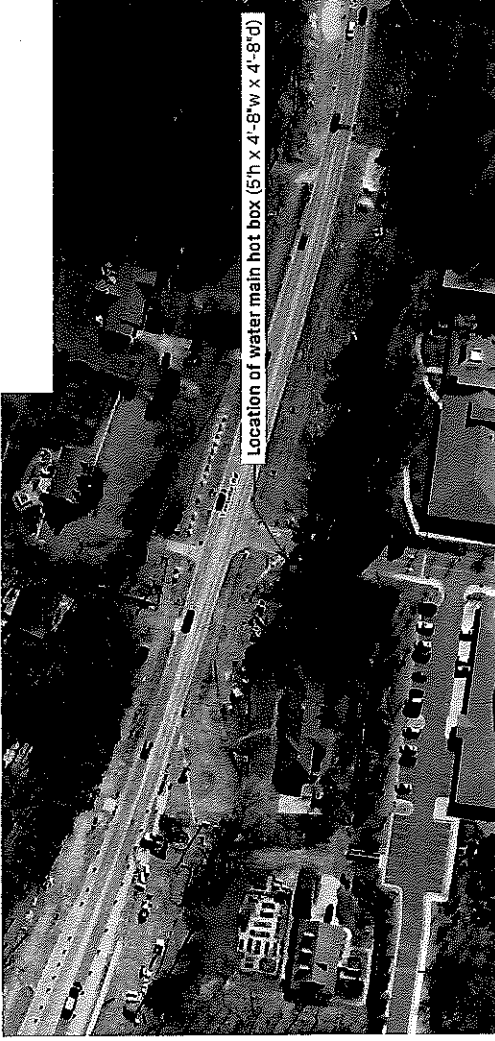
Recent Changes to Leesville Road that Impact Sign Visibility & Readability

The recent road construction for Leesville Road has had a negative impact on the signage identifying St. Francis of Assisi Church and Schools in three ways:

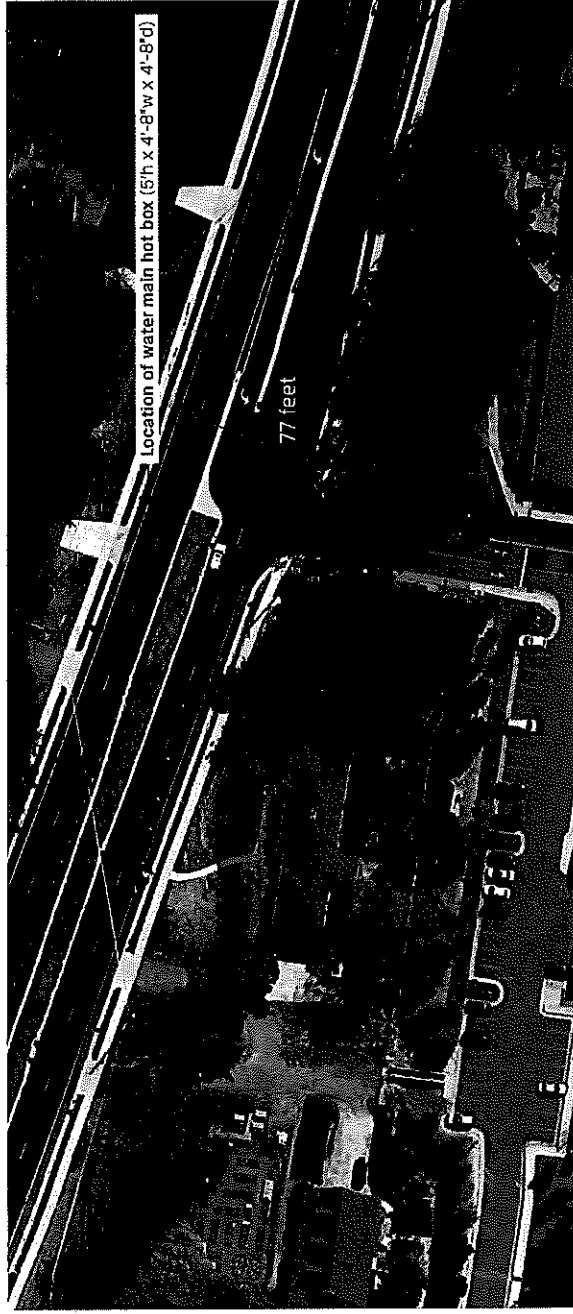
Water Main Hot Box: By making the road a 4-lane divided road, the sign location will be blocked for eastbound traffic by the water main hot box (a 5 foot high obstacle that cannot be moved). We are asking for a variance to allow the 42" of height allowed for this sign to begin at 5 feet above grade).

Greater Viewing Distance: The distance from the sign to the far lane has increased to 77'. As noted on the next page, for a driver moving at the speed limit (45 mph), six seconds will be needed to read the sign, possibly switch lanes, and slow to safely make the turn. At 45 mph, the sign would need to be readable at a distance of 400 feet. Lettering at 7-3/8" high would be readable at this distance.

4-Lane Divided Road: In the zoning district that contains this property, there are approximately 1150 properties. Nearly all of these are on 2-lane roads with a speed limit of 25 mph where a six square foot sign would be sufficient to identify a property.



Leesville Road at sign location prior to road construction (2 lane road)



Leesville Road at sign location after road construction (4 lane road, divided road)



Project Campus

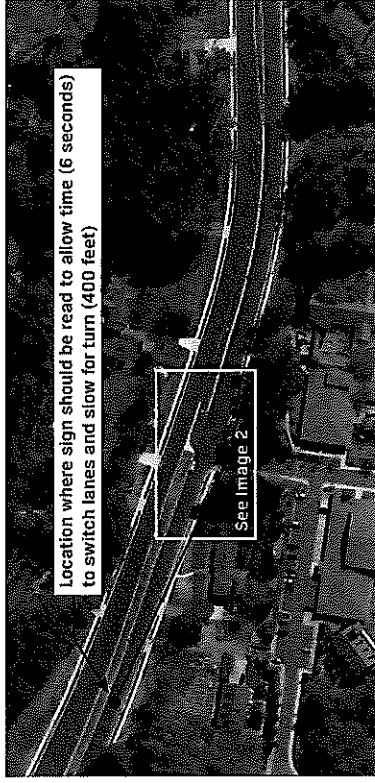


Image 1

When travelling east on Leesville Road, the Hot Box protecting the water main is blocking the view of the sign.

Speed Limit is 45 mph except during school hours where it is 35 mph (M-F 7:30am - 9:00am, 2:10pm - 3:15pm).

A driver in the left lane would be able to read the sign with the top edge 42" above grade at 115 feet from the sign. At 45 mph, this gives a driver just 1.74 seconds to read the sign, switch lanes and slow down to make the turn.

A driver in the right lane would have 1.29 seconds to read the sign and slow down to make the turn.

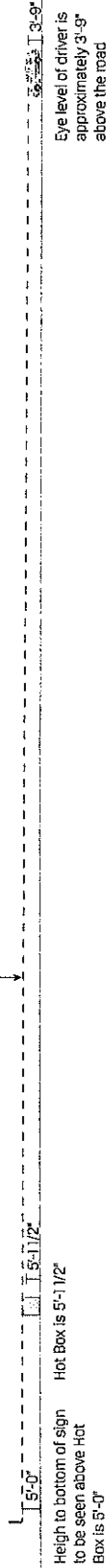
To make the sign readable from an appropriate distance, the sign would need to be elevated so it can be read above the Water Main Hot Box (see next page for photos of Hot Box). This would put the bottom of the sign at 5 feet above grade.

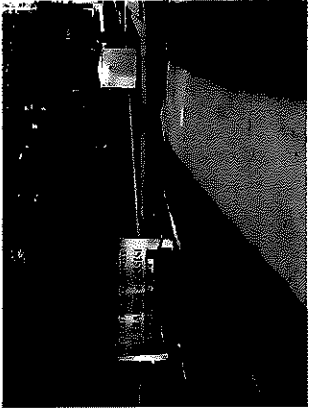


Image 2 (current situation)

Distance for visibility to allow time to read sign, switch lanes if needed and slow for turn (400 feet)

Line of Sight





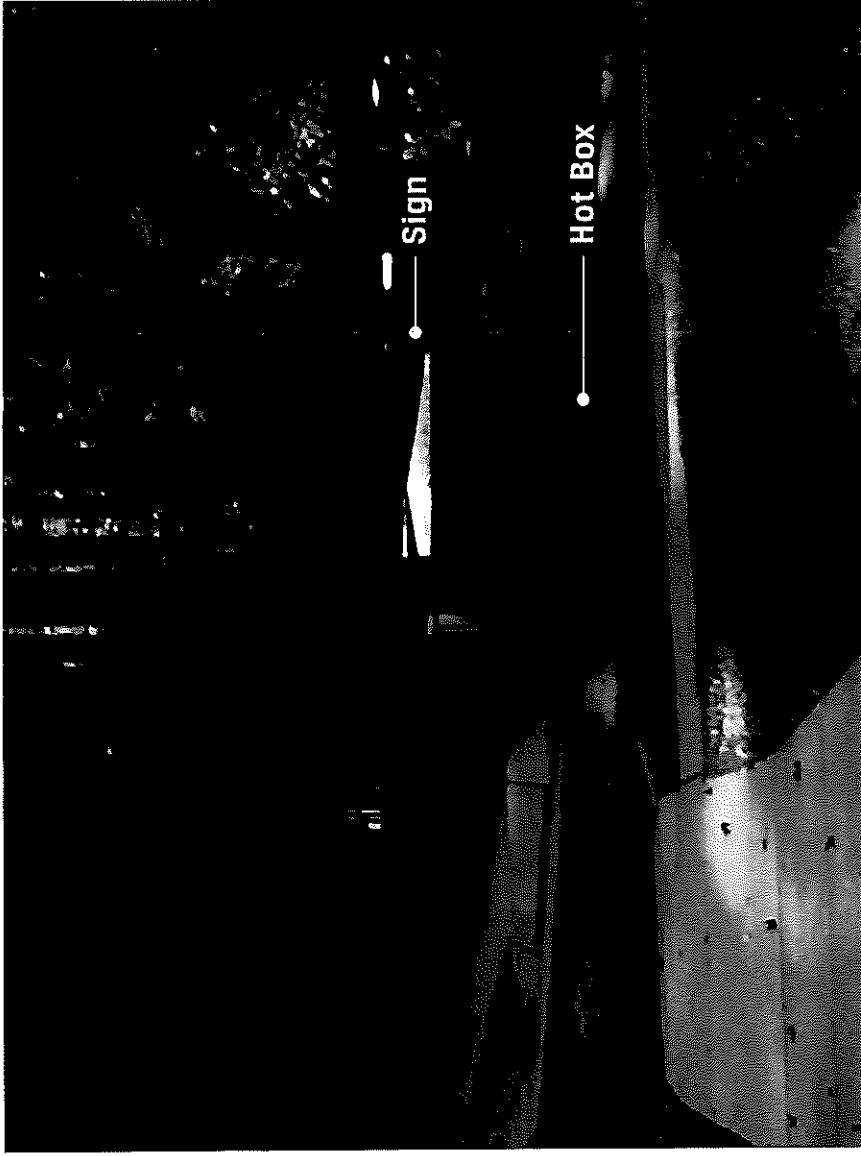
View from East of Entrance



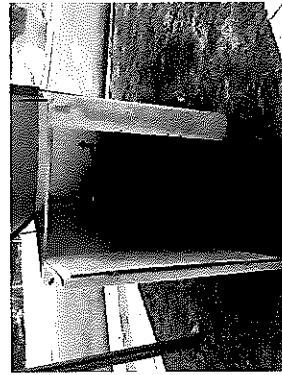
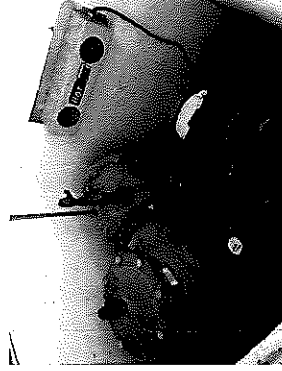
View from East of Entrance



View from East of Entrance between Hot Box & Sign

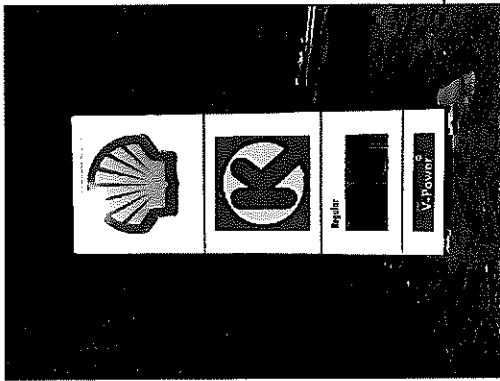


View from west of entrance (this is what eastbound traffic sees)

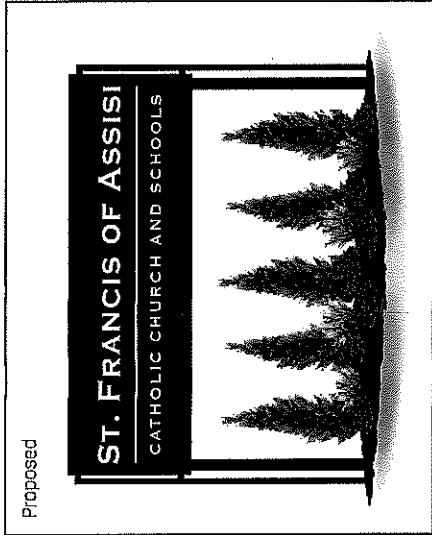


Inside Hot Box showing Water Main

Nearby Signage

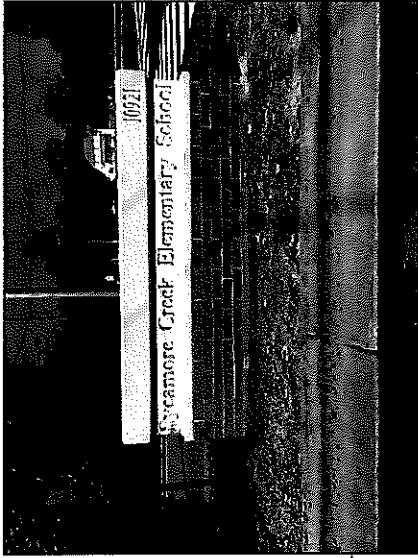


14'-10" h x 8'-7" w
83 square feet



Proposed

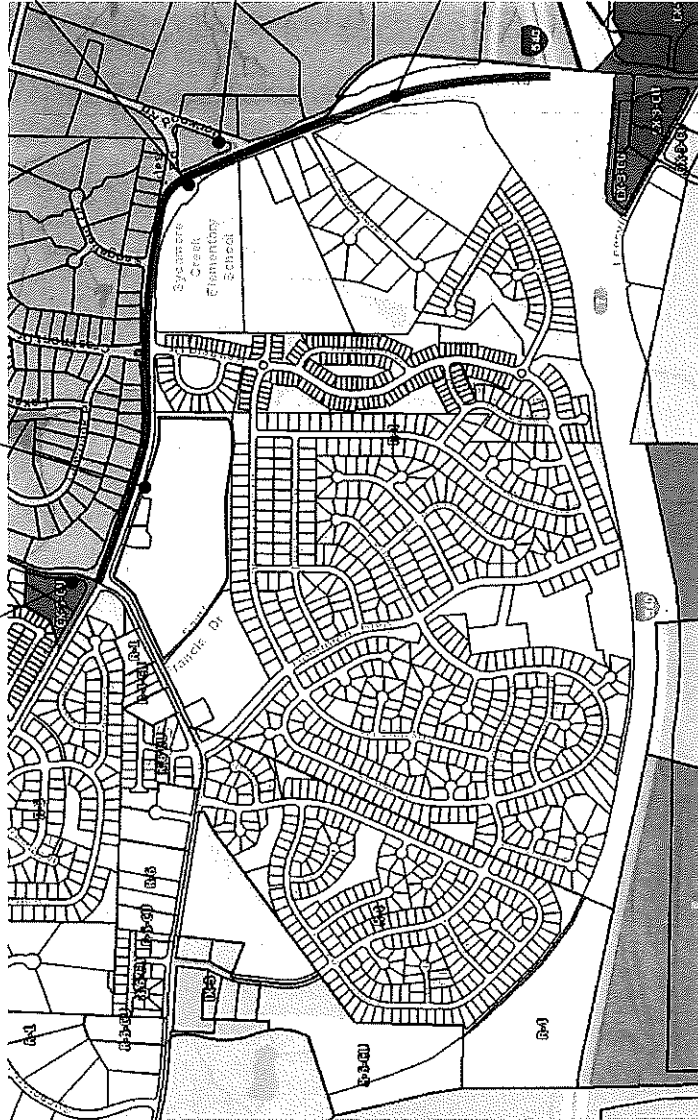
3'-6" h x 11'-4" w
Bottom is 5'-0" above grade to be seen over water main hot box
Top is 8'-8" above grade
39.7 square feet



4'-3 1/2" h x 12'-0" w
51.5 square feet



4'-2 1/4" h x 8'-1 1/4" w
Top is 8'-2 1/4" above grade
33.9 square feet



Road in this zone that is
4 lanes (divided) with
45mph speed limit

